

  
  
AN ORDINANCE

BY COUNCILMEMBER NATALYN ARCHIBONG

10-0-1170

**AN ORDINANCE TO ZONE PROPERTY LOCATED AT 418 MORGAN PLACE, SE, ATLANTA, GEORGIA TO THE R-4 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT; AND FOR OTHER PURPOSES.**

**WHEREAS**, the property owner of 418 Morgan Place, SE, Atlanta, GA 30317 has requested the property be annexed from DeKalb County unincorporated into the corporate boundaries of the City of Atlanta; and

**WHEREAS**, the property is improved with a single-family residential dwelling; and

**WHEREAS**, the Bureau of Planning recommends that upon annexation the property be zoned to the R-4 (single-family residential) zoning classification.

**THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS AS FOLLOWS:**

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the official zoning map established in connection therewith be changed so that the property located at 418 Morgan Place, SE, Atlanta, GA 30306 be zoned to the R-4 (Single-Family Residential) District, to wit:

ALL THAT TRACT or parcel of land lying and being in District 15, Land Lots 182 and 183, DeKalb County, Georgia, being more particularly described by the attached legal description and/or map incorporated herein by reference.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the board of Zoning Adjustment.

SECTION 3. That the maps referred to be changed to conform to the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed to the extent of the conflict.

FILE 7-1538

## EXHIBIT A

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**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 182 & 183 OF THE 15<sup>TH</sup> DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWS;**

**COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY OF SALMON AVENUE (50' R/W WIDTH) WITH THE NORTHEASTERLY RIGHT-OF-WAY OF MORGAN PLACE (50' R/W WIDTH);**

**THENCE NORTH 38 DEGREES 30 MINUTES 52 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF MORGAN PLACE FOR A DISTANCE OF 149.86 FEET TO A ½ INCH REINFORCING BAR AT THE POINT OF BEGINNING;**

**FROM THE POINT OF BEGINNING THUS ESTABLISHED;**

**THENCE NORTH 38 DEGREES 35 MINUTES 34 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF MORGAN PLACE FOR A DISTANCE OF 50.00 FEET TO A POINT;**

**THENCE LEAVING SAID RIGHT - OF -WAY OF MORGAN PLACE NORTH 51 DEGREES 27 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 150.08 FEET TO A POINT;**

**THENCE SOUTH 38 DEGREES 43 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 50.00 FEET TO A ½ INCH REINFORCING BAR;**

**THENCE SOUTH 51 DEGREES 27 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 150.20 FEET TO THE POINT OF BEGINNING.**

**SAID PROPERTY CONTAINS 0.1723 ACRES OR 7.506 SQUARE FEET.**